

MINUTES OF THE MEETING OF THE GOLDSBORO CITY COUNCIL
MAY 1, 2023

WORK SESSION

The City Council of the City of Goldsboro, North Carolina, met in a Work Session in the Council Chambers, City Hall, 214 North Center Street, at 5:00 p.m. on May 1, 2023.

Call to Order. Mayor Ham called the meeting to order at 5:00 p.m.

Roll Call.

Present: Mayor David Ham, Presiding
Mayor Pro Tem Taj Polack
Councilwoman Hiawatha Jones
Councilman Bill Broadway
Councilwoman Brandi Matthews
Councilman Charles Gaylor, IV
Councilman Greg Batts

Also Present: Tim Salmon, City Manager
Ron Lawrence, City Attorney
Laura Getz, City Clerk
Matt Livingston, Assistant City Manager

Adoption of the Agenda.

Councilman Broadway made a motion to adopt the agenda. The motion was seconded by Mayor Pro Tem Polack and unanimously carried. Council adopted the agenda.

Old Business.

United Way NPO Funding. Sherry Archibald, Executive Director of the United Way shared the following document:

UW process for COG	Details	Timeline	Status
Survey to Council to identify priority areas for funding	UW create survey to Council requesting priority order. Sent 4/13, 4/24 & 4/27. Evaluate results.	Apr-23	Complete
Review & evaluate Council survey results.	Results: (1)Priority order: Basic Needs, Health, Education, Financial Stability, Animal Welfare, Recreation Arts Culture. (2)Fund programs rather than agency (3)Preferences: Seeks measurable outcome, build capacity for NPO, serve ALL demographics	Apr-23	Complete
Identify COG Impact Committee to serve	Recruit volunteers to serve on Committee. Sent to database of 300 volunteers. Social media engagement. Require live/work in the City. Majority live in city.	Apr-23	Complete. 20 volunteers for COG Impact
Create COG campaign in grant management software Or determine best approach	UW discussed process & cost with ecImpact. Time constraints prohibit ability for non-profits to be prepared to apply through online software. Plan to follow UW process with FEMA/EFSP program	Apr-23	Complete
Create COG NPO funding criteria	Process modeled after UW. Criteria based on Council survey results. Created Notice of Funding Opportunity for COG	Apr-23	90% Complete
Create COG Application	Include two-step process. Step one: Prequalification documents. Step two-request for funding through application	Apr-23	90% Complete
Determine funding amount for NPO	Council to advise of total amount of funding for NPO for 2023-2024 fiscal year.	May-23	
Promote COG NPO opportunity	Press Release in preparation of opening application	May-23	
Open applications for funding (emphasis on priority areas/order)	Invite non-profits to apply. Step ONE-Complete all requirements/documents. stepTWO-application	May-23	
Staff to assess applications.	UW staff to review -confirm all required documents.	May-23	
Committee to review applications	UW staff to share applications with Committee	Jun-23	
Staff to line up presentations for Committee	Presentations for all NPO to Volunteer Committee	Jun-23	
Presentations	Non-Profits provide presentations to Committee	Jun-23	
Committee makes recommendations	UW staff reports recommendations to Council	Jul-23	
UW Staff, on behalf of COG, notifies all applicants	Respond to all by email. Send copy to Finance	Jul-23	
Request COG Finance process NPO funding	Process 100% in July to seasoned applicants. Process on reimbursement for consideration for non-seasoned or new applicants.	Jul-23	
Prepare Reporting Criteria	With outcome & indicator examples...create reporting document	Oct-23	
Request COG reimburse	Process for reimbursement for non-seasoned/new applicants	Dec-23	
Evaluate process	COG & UW discuss process and results. If continue...activate ecImpact for futre management. Open training for NPOs	Mar-24	
Reporting Due	Reporting from seasoned NOP.	Apr-23	
	TIMELINE: Step ONE: 5/10-5/19. Step TW O: 5/22-6/7. Committee Reviews : Week of 6/12. Presentations : week of 6/19. Present to Council: July.		
Tracking Required	track supporting documents & measure outcomes & demographics		
COG Impact - NPO Funding			

Mayor Ham discussed funding amounts and stated he hoped Council would come back to the meeting on the 15th with a funding amount. Councilwoman Matthews asked if there was a grace period or extended time for an organization to submit their paperwork or is the deadline it. Ms. Archibald stated the deadline is hard but the United Way will be asking that NPO's come to them for help if they do not have their documents. Ms. Archibald stated there will be two types of grants; one for nonprofits that haven't received funding in the past and the other for nonprofits that have received funding in the past.

Parking Update. Erin Fonseca, Downtown Development Director and Greg Mills, Business and Property Development Specialist shared the following comments and presentation: The number of downtown apartments has doubled since 2017, with over 220 units in the MSD. More than 40 building rehabilitations have been completed in the same timeframe. The 2017 Parking Study identified 3 components to management – education, encouragement (shared parking) and enforcement. Since 2017, the following things have been done: education through wayfinding (completed in 2020); encouragement: walking downtown push and shared parking; enforcement is the next logical step in management, which the study encouraged to begin implementing in 3-5 years from completion and in 6-10 years suggested transitioning to paid on-street parking.

Downtown Parking

Erin Fonseca, Director Downtown Development

May 1, 2023



Background

History

- Prior to 2013, 2-hr street parking was located/enforced throughout downtown.
- 2016/2017 - A parking study was executed to determine current & future parking needs and capture availability. The study also captured parking during peak times and briefly covered future enforcement/management opportunities.
- Consultant hired to conduct a public parking forum in January 2023 in response to ongoing concerns from downtown stakeholders.

- The Consultant's presentation analyzed the following:
 - Growth – has exceeded project assumptions from the 16/17 study which anticipated future parking demand of 593 spaces by 2026. Only 55 spaces have been added.
 - Types of parking, users, and behavior – public, private, citizens, employees, residents, visitors
 - Current concerns and opportunities for improvement
 - Potential management options

Downtown Parking

- **Create a system that supports business & growth downtown**
- **Has to support economic vitality of downtown**
- **Parking has to be balanced between public and private interests – (users include merchants, residents, visitors and employees)**
- **Parking has to be managed to balance the interests**

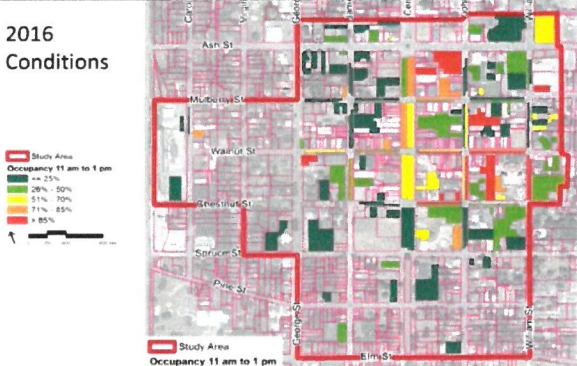
Table 1. Total Parking by Type

Parking by Type	Spaces	% of Total
On-Street	680	19%
Public Off-Street	1,249	35%
Private Off-Street	1,666	46%
TOTAL	3,595	100%

Source: VHB inventory on March 24, 2016

Parking Supply

Only change
in 2023:
Private off-
street has
increased by
55 spaces

2016
Conditions

2023
Conditions:
• >85% occupancy
in proposed
enforcement
area



Options & Findings from Public Forum

50+ Attendees → 42 voted for some type of parking management at conclusion

- | Option 1 | Option 2 | Option 3 |
|---|--|--|
| <ul style="list-style-type: none"> Manage on-street customer spaces and patrol by time No change for parking Ticket cars parked for more than 2 or 3 hours Use courtesy tickets for first time violators Develop a continuing education program and about why you are patrolling for on-street parking | <ul style="list-style-type: none"> Manage on-street public parking Manage on street for 2 or 3 hour time limits and ticket violations Set parking rate for on-street from \$.25 per hour to \$1 per hour Issue residential and business decals for use in off street lots Issue courtesy tickets for first time violations | <ul style="list-style-type: none"> Manage on-street and off street public parking Manage on street for 2 or 3 hour time limits and ticket violators Set parking rate for on-street from \$.25 per hour to \$1 per hour Set off street rate per day or month Issue residential and business decals for use in off street lots Issue courtesy tickets for first time violations |
| VOTES | VOTES | VOTES |

35

10

Parking Recommendations

Provided by Dwight Bassett at
February Council Retreat

- Manage on-street customer spaces and patrol by time
- No change in parking
- Ticket cars parked for more than 2 or 3 hours
- Use courtesy tickets for first-time violators
- Develop a continuing education program and explain why you are patrolling for on-street parking



Industry Standard Schedule and Signage

Staff Recommendation in Response to Consultant

Reinstate Regulations & Signage

- Per Existing City Ordinance 72.26, 2 Hour Parking 8:30AM To 5:30PM, Mon - Sat.

Free, Timed Parking, On-Street Only

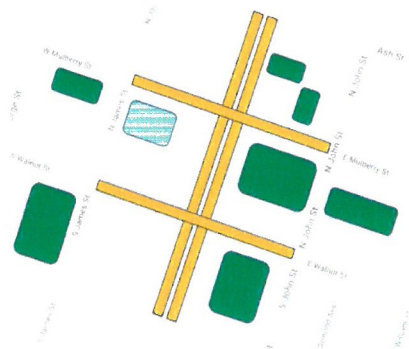
- Center Street from Ash to Chestnut
- Mulberry Street from John to James
- Walnut Street from John to James

(Add streets to City Ordinance Chapter 75 – Parking Schedule)

- Recommendation made with input from Assistant City Manager, Planning, Engineering, PD and Downtown Development

Proposed 2 Hour Parking Zone Map – Reinstated Regulations

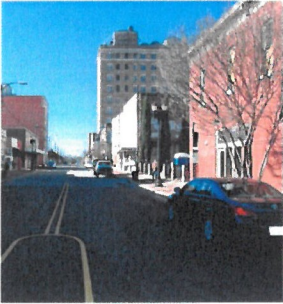
- 2-Hour On-Street Parking Recommendation
 - Center Street - Ash to Chestnut
 - Mulberry Street - John to James
 - Walnut Street - John to James
- Off Street Parking Lots (Public)



Additional Parking Data

In Response to March 20 Meeting, the following data was collected and reviewed.

- Distance to Public Parking Lots
- Updated Use and Turnover
- Lighting in Public Parking Lots



GOLDSBORO

Distance to Public Lots

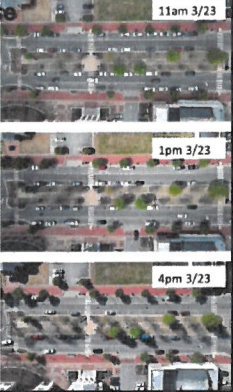
- All businesses and residents within the area of proposed parking management are within 300 feet (100 yds) of a public parking lot.
- Off-Street Lots within this map include more than 1200 public parking spaces.



Patterns of Extended Use & Lack of Turnover

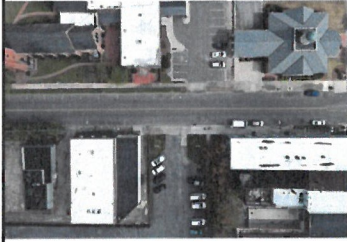


200 Block N Center
Ash to Mulberry
Vehicles Parked 3+ Hours



11am 3/23
1pm 3/23
4pm 3/23

100 Block W. Mulberry (James to Center) 11 am 3/31



100 Block E. Mulberry (Center to John) 11am 3/31





100 Block N Center
Mulberry to Walnut
Vehicles Parked 3+ Hours



11am 3/23
1pm 3/23
4pm 3/23

100 Block W. Walnut (James to Center) 11 am 3/31



100 Block E. Walnut (Center to John) 11am 3/31





100 Block S Center
Walnut to Chestnut
Vehicles Parked 3+ Hours



11am 3/23
1pm 3/23
4pm 3/23



City Hall Lots
85% Full



John Street Lot
(Center to John, Near Mulberry)
38% Full



Waynesborough Lot
(Across from Paramount)
48% Full

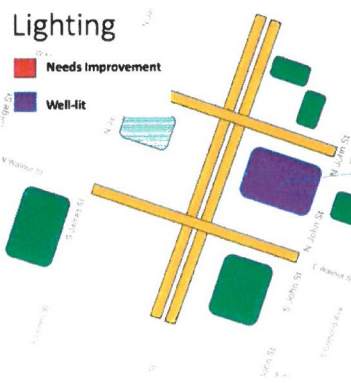


The View Lot (Private)
7% Full



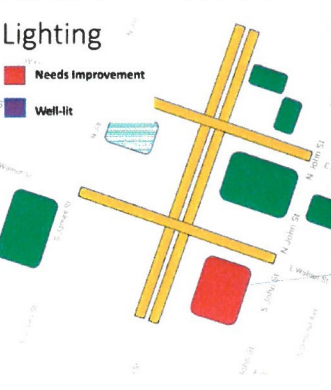
N James Lot (Private)
Entrances on James & Mulberry
13% Full

Lighting



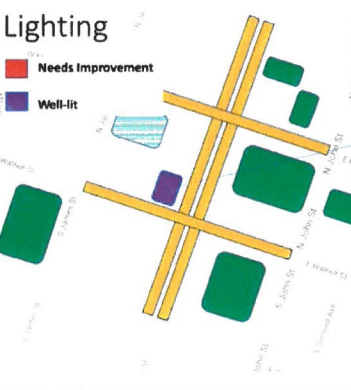

9pm 3/23
John Street Lot - Public

Lighting




9pm 3/23
Waynesborough Lot - Public

Lighting




9pm 3/23
JC Penney Lot - Public

Lighting




9pm 3/23
The View Lot - Private

Parking Management Options

Option	Cost	Resolve Parking Concerns?
Parking Garage	\$6M (200 spaces)	Quantity – Yes; Distance – No
2 Hour Parking, Mon-Sat, 8:30am – 5:30pm Center Street from Ash to Chestnut Mulberry Street from John to James Walnut Street from John to James	Signage - \$4-8K Staffing – Absorbed Cost	Yes, according to parking consultant. Resolves need for turnover in key areas. Flexibility remains after business hours. Not new concept.
2 Hour Parking Mon-Sat 8:30am – 5:30pm Walnut & Mulberry from John to James Only	Signage - \$2K Staffing – Absorbed Cost	Yes and No. Demonstrated need for turnover on Center Street not addressed, potentially exacerbated.
Postpone Enforcement	None to City	No.

Mr. Mills shared they reached out to merchants with a survey. 75% of merchants said they were for parking management, 6.35% were against it and 18.3% were indifferent or had different ideas. These numbers represent 31 merchants that responded to the survey.

Mr. Mills and Ms. Fonseca discussed parking regulations with Council to include the need for turnover, and the use of stickers in private parking lots.

Patrick Reilly, downtown property owner shared comments of support for downtown parking and issues with parking at his property. Kimber Roche, Downtown Merchant Committee Chair and downtown business owner shared comments of support regarding parking. David Weil, downtown business owner shared comments of support regarding parking and issues with parking at his property.

Council discussion included the need for handicapped parking, extended parking for barber shops and beauty shops and concerns regarding using police officers for regulating parking.

Councilman Broadway made a motion to implement 2-hour parking Monday – Saturday from 8:30 a.m. to 5:30 p.m. bordered by Center Street from Ash to Chestnut; Mulberry Street from John to James; and Walnut Street from John to James. The motion was seconded by Mayor Pro Tem Polack. Council discussed the parking proposal. Council discussed allowing handicap parking on the street and issuing placards to hair salons/barber shops. Ms. Fonseca will do research on these requests and bring it back to Council.

Mayor Ham, Mayor Pro Tem Polack, Councilwoman Jones, Councilman Broadway, Councilman Gaylor and Councilman Batts voted for the motion. Councilwoman Matthews voted against the motion. The motion passed 6:1.

Distributions and Collections Division’s Valve Truck Purchase Update. Rick Fletcher, Public Works Director shared the following: The valve truck is comprised of a chassis and valve maintenance service body. It was authorized to be purchased in the FY21 budget but has been repeatedly delayed due to the shortage of F-550 chassis available on government contract. Staff have worked diligently with the Ford dealership and even tried to locate a used F-550 as a suitable substitute. Most recent efforts included trying to find suitable chassis in other makes and models, like the Dodge 5500, but they fell short too.

The lack of chassis has also delayed the manufacture and installation of the valve maintenance service body by E. H. Wachs. The extensive delay and subsequent material costs increases from inflation have resulted in price increases on both the chassis and valve maintenance service body. The service body has increased from \$138,271.07 to \$159,361.75 and the chassis has increased from \$52,196.65 to \$62,953.00 for a combined total cost increase of \$31,847.43.

The valve truck is an essential piece of equipment needed to maintain the City’s water distribution system. Public Works currently has funds in the Distributions and Collections budget to transfer from operational supplies and cover the increased costs without transferring funds from the Utility Fund balance or Capital Reserve fund.

Staff recommends the City Manager approve the utility find transfer of \$31,847.43 from operational supplies to purchase the valve truck for \$222,314.75.

There was no opposition from Council. City Manager Salmon shared we could have moved the money within the department, but he wanted Council to be aware of the situation and costs.

New Business.

Community Relations Department Name Change Proposal. City Manager Salmon shared he would like council concurrence to change the Community Relations Department’s name to the Community Relations and Development Department. Councilwoman Jones asked for clarification regarding the name change. Council had no further comments.

Property Tax Update Alan Lumpkin, Wayne County Tax Administrator shared the following presentation:

WAYNE COUNTY TAX DEPARTMENT

ALAN LUMPKIN – TAX ADMINISTRATOR

GOLDSBORO CITY COUNCIL PRESENTATION

05/01/2023

COUNTY REAPPRAISAL

- Mandated by NC General Statutes
- All properties appraised at 100% market value
- Must be performed at least every 8 years(may be sooner)
- Equalization of values (Residential, Commercial & Industrial)
- Last reappraisal (2019)
- Must use 2019 schedule of values

NORTH CAROLINA DEPARTMENT OF REVENUE SALES RATIO STUDY

- Performed annually, random sampling comparing tax values to actual property sales
- Current 2023 sales ratio 69.98% (2019=100.04%, 2020=98.14%, 2021=94.45%, 2022=83.35%)
- Counties with populations over 75,000
- Ratio drops below 85% or exceeds 115% - Triggers Reappraisal within 3 years
- Wayne County's next reappraisal will be 01/01/2025
- Revenue Neutral

2023-2024 VALUES

- Property types (Real, Personal, Public Service & RMV)
- City of Goldsboro Values

	REAL	PERSONAL	PUB	TOTAL	OVERALL % CHANGE	REAL % CHANGE	PERSONAL % CHANGE	PUB % CHANGE
2019-2020	\$1,981,837,310	\$250,802,345	\$78,102,601	\$2,311,739,256				
2020-2021	\$1,998,851,761	\$254,682,252	\$74,792,835	\$2,328,326,848	0.72%	0.86%	1.55%	-5.45%
2021-2022	\$2,004,572,759	\$247,816,662	\$74,767,017	\$2,327,156,438	0.04%	0.39%	-2.69%	-0.01%
2022-2023	\$2,022,812,385	\$236,473,811	\$76,711,694	\$2,335,997,890	0.29%	0.81%	-4.58%	2.60%
2023-2024	\$2,077,730,884	\$239,764,398	\$57,533,771	\$2,375,029,053	0.81%	0.74%	9.85%	-23.00%

???LOOKING AHEAD???



QUESTIONS???

Council discussed the presentation with Mr. Lumpkin and City Manager Salmon. City Manager Salmon emphasized that if property values are undervalued by 30%, and the annual property tax is 18 million dollars, that equates to 5.4 million dollars that we are short in General Fund revenue to pay for the cost of operations.

FY23-24 Budget. City Manager Salmon shared the following presentation:

FY 2023-24
Manager's Recommended Budget
Initial Council Presentation

May 1, 2023



FY22-23 Budget Future GF Concerns

- How do we fund FY23 pay raises next FY or the FYs after? Use of ARPA \$3M in FY23 decreases to \$1.4M in FY24 and \$0 in FY25
- FY24: Offset \$1.6M w/ FY22 3-Cent Property Tax (\$750K) increase—no longer available for contingency/fund balance increase; Additional 3-Cent Property Tax (\$750K) may be appropriate (e.g. 68 to 71 cents/\$100 valuation); more debt due to vehicle loan (+\$370K); still no funding for road work and department offsets.
- FY25: Offset additional \$1.4M w/ growth in tax base/revenue and/or reduce size of government/expenditures.



Revenue Assumptions

- General Fund (GF) \$15M deficit between department requests and expected revenue; cut ~\$10.5M in requests and increased revenue ~\$4.5M
- GF revenue increases pay for costs of inflation and minimal capital
 - Property tax increase +4 cents/\$100 valuation (6%) = \$1.2M
 - ARPA \$1.5M from fund balance (\$1.4M not budgeted FY22-23; spent \$8.8M salaries)
 - \$1.8M loan for rolling stock TBD (once off LGC Unit Assistance List (UAL))
 - Expecting sales tax growth +5% = \$.6M
- Utility Fund (UF) revenue adjusted for inflation
 - Water and Sewer rate +4% = \$1M; reviewing customer contracts for future options
 - System Development Fees TBD and not budgeted; will enable future projects
- Stormwater Fund (SWF) revenue increase +\$.25 (5.5%) = \$77K
- Occupancy Tax Fund (OTF) revenue growth +4% = \$38K



Expenditure Assumptions

- GF employee COLA +2% and merit +1% = +\$.75M
 - 20 GPD and 3 GFD positions remain frozen/not funded
 - New Engineer Admin; Nurse FTE; 2 PPT to FT w/ PPT and PT offsets; 12 reclassifications
- GF Capital
 - PW Solid Waste rear loader trash truck and leaf machine (.6M)
 - GPD vehicles (8 of 16 = \$.6M); IT GPD MDT replacement (\$.6M)
- UF projects and capital
 - Lead Service Line Replacement study est. ~\$3M; grant/loan forgiveness TBD
 - Water tank management and WTP repairs \$.6M
 - Backhoe loader and bobcat \$.25M
- SWF \$.25M dump truck
- OTF \$.25M Bryan MSC maintenance bldg



Currently Not Funded

- Employees: 10 new positions; 7 Public Works reclassifications
- GF capital: street paving \$1.4M; fire engine \$.9M; City Hall chiller & boiler \$.8M; IT network equipment \$.6M; GPD vehicles \$.6M; 1-arm trash truck \$.4M; Public Safety Complex chiller \$.3M; GPD radios and cameras \$.2M
- GF projects: GFD equipment and training ctr upgrades \$.4M; demolition \$.2M; comprehensive plan \$.2M (10 yrs old); NPOs ~\$60K (\$100K), GWTA +\$50K; HPC demo \$.2M; no contingency fund (use of adtl fund balance TBD)
- UF \$1.9M UV System replacement; \$.8M phase III sewer
- SWF projects TBD from FY22-23 study; frontend loader \$.3M
- OTF balance: \$320K -\$250K BMSC maint bldg = \$70K; adtl BMSC field lights



Budget Schedule

- Manager's Recommended Budget published by May 15
- Council determine budget work sessions (e.g. May 22, May 30)
- Public hearing Jun 5
- Adopt budget Jun 20
- Publish FY23-24 Adopted Budget by Jun 30, 2023

Council discussed the presentation, funding equipment, debt capacity and the audit with City Manager Salmon and Catherine Gwynn, Finance Director.

Mayor Ham recessed the meeting at 6:53 p.m.

CITY COUNCIL MEETING

The City Council of the City of Goldsboro, North Carolina, met in Regular Session in Council Chambers, City Hall, 214 North Center Street, at 7:00 p.m. on May 1, 2023.

Mayor Ham called the meeting to order at 7:00 p.m.

Prophet Rodger Taylor with Philadelphia Community Church provided the invocation. The Pledge of Allegiance followed.

Roll Call.

Present: Mayor David Ham, Presiding
Mayor Pro Tem Taj Polack
Councilwoman Hiawatha Jones
Councilman Bill Broadway
Councilwoman Brandi Matthews
Councilman Charles Gaylor, IV
Councilman Greg Batts

Also Present: Tim Salmon, City Manager
Ron Lawrence, City Attorney
Laura Getz, City Clerk
Matt Livingston, Assistant City Manager

Approval of Minutes. Mayor Pro Tem Polack made a motion to approve the minutes of the Work Session and Regular Meeting of April 17, 2023. The motion was seconded by Councilwoman Jones and unanimously carried.

Presentations.

Mental Health Month Proclamation. Read and presented by Councilman Broadway: Mayor Ham proclaimed May 2023 as MENTAL HEALTH MONTH and called upon the citizens, government agencies, public and private institutions, businesses and schools in Goldsboro to recommit our community to increasing awareness and understanding of mental health, the steps our citizens can take to protect their mental health, and the need for appropriate and accessible services for all people with mental health conditions.

The proclamation was presented to Ms. Emily Peacock. She shared upcoming events to include: The Mayor’s Disability Walk, May 3, 10:00 a.m. at the HUB in Downtown Goldsboro; and a Mental Health speaker on May 30 at Wayne Community College at 3:30 p.m.

Public Hearings.

SU-6-23 Place of Entertainment (no ABC Permit). *Public Hearing Held and Findings Adopted.* After being properly sworn in, Austin Brinkley presented the following: This is a continuation from our last Council meeting regarding a place of entertainment with no ABC permit at 207 N. Berkeley Blvd. (the area Dunham Sports is located).

ADDRESS: 307 N Berkeley Blvd. Suite E & F

PARCEL #: 3519321795

OWNER: AVI Investment, LLC

APPLICANT: Treda Oates

The applicant requests a Special Use Permit to establish a flexible space that can be rented out for different types of events. The property is located in the Shopping Center (SC) Zoning District. The Shopping Center district is established to provide for a mix of office, retail and service establishments in one development. The district is intended to promote high quality, unified and accessible developments serving the needs of the community and surrounding area.

According to the City’s Unified Development Code, Table 5.4 Permitted Uses, Places of Entertainment with no ABC Permit is permitted as a Special Use in the Shopping Center Zoning District, provided that City Council, acting as the Board of Adjustment votes to issue the permit.

Frontage: Property has double frontage and access off of both Spence Ave & Berkeley Blvd.

Area: Suite E & F approximately 2,400 sq feet (combined).

Zoning: Shopping Center

Existing Use: Vacant commercial units, upfit required.

The City’s Land Use Plan locates this parcel within the Commercial land use designation. This designation was given based off of proximity to existing major transportation corridors and commercial development. The designation encourages in-fill development at existing commercial sites, which this will qualify as two units would be occupied for this use.

According to the Unified Development Ordinance, a Special Use Permit is required to establish a Place of Entertainment (no ABC Permit) in the Shopping Center Zoning District. The applicant is proposing that this use would operate as a flexible space that may be rented and used for entertainment purposes as well as a space that could be rented for conferences and large meetings. The space would not be permitted to allow for alcohol sales. If the Special Use is approved, the use will be required to go through Site Plan review and comply with any applicable requirements listed in the UDO.

Business Hours: Sunday-Saturday 8:00 AM – 12:00 midnight

Employees: 5 (volunteer employees included in this number)

There were no comments or concerns generated in the TRC review period. Mr. Brinkley shared the map with the Land Use Plan designation and a general layout of the floor plan. (what it is assumed to look like during operation).

Mr. Brinkley stated, at the last meeting, Council’s main concern was the shared parking and whether or not they would be able to obtain this type of shared parking agreement with the adjacent property. He stated we have found evidence that allows for Council, in staff’s opinion, to allow for the current parking that exists on-site to accommodate and serve the parking that this use requires.

Staff initially recommended a condition be that a shared parking agreement be required as a condition for approval of this special use request. After further evaluation of the Goldsboro Unified Development Ordinance and the site itself, staff would like to rescind this recommendation. Staff has found that the UDO contains language that states the following:

ARTICLE 6: SECTION 6.1.2 OFF-STREET PARKING REQUIREMENTS

- 1.) Unless otherwise approved, lots containing more than one use must provide parking and loading equal to the total amount required by all uses.

It is the Interim Planning Director’s professional interpretation, and after speaking to the City Attorney, that this language does allow for City Council to make an approval for parking that does not meet the requirements of the UDO based off of the evidence that staff has collected and observed on site. The subject property has a maximum capacity of 210 parking

spaces. Planning staff performed site visits to the property on April 19-22nd at various times and at no point was the parking lot ever at 50% capacity.

PARKING LOT COUNTS

- April 19th at 12:45 PM – 46 cars
- April 20th at 1:35 PM – 43 cars
- April 21st at 12:40 PM – 45 cars
- April 21st at 4:00 PM – 42 cars
- April 22nd at 7:30 PM – 30 cars

He stated that based on that finding, I am rescinding staff’s original condition to require that shared parking because I believe parking is adequate there. Staff is recommending this with no conditions.

Councilman Gaylor stated the following: I appreciate you and your office taking the time to revisit this. You and I haven't spoken since the last council meeting at all. This isn't someone pressuring, this is purely just taking another look at this, seeing if there is a way to be able to make it work and helping to set the culture of the city that we want to find a way to say yes, if it fits the overall needs of the community.

Mayor Ham opened the Public Hearing. No one spoke and the Public Hearing was closed.

After the Public Hearing was closed, City Council entered into deliberation and voted on each of the four findings in order to determine whether or not the Special Use Permit should be issued.

1. Councilman Gaylor made a motion that the use will not materially endanger the public health or safety. The motion was seconded by Councilman Batts and unanimously carried.
2. Mayor Pro Tem Polack made a motion that the use will not substantially injure the beneficial use of adjoining or abutting property. The motion was seconded by Councilman Broadway and unanimously carried.
3. Mayor Pro Tem Polack made a motion that the use will be in harmony with existing development and uses within the area in which it is located. The motion was seconded by Councilman Broadway and unanimously carried.
4. Councilman Batts made a motion that the use will be in general conformity with the City of Goldsboro Comprehensive Land Use Plan. The motion was seconded by Councilman Gaylor and unanimously carried.

Contiguous Annexation Petition – Perry Real Estate Group – Located at the intersection of New Hope Rd. & Hare Rd. Public Hearing Held and Ordinance Adopted.

Tax Parcel #: 3610839018 & 3610828686

Acreage: 32.70 acres

The City Council, at their meeting on April 17, 2023, scheduled a public hearing for the proposed annexation of the subject properties. A public hearing notice was properly advertised stating the time, place and purpose of the meeting. There are no approved site plans for a specific use on these parcels at this time.

Pursuant to G. S. 160A-31, at the public hearing all persons owning property in the area proposed to be annexed, as well as the residents of the municipality, shall be given an opportunity to be heard on the proposed annexation.

If the Council determines that the proposed annexation meets all the requirements of G. S. 160A-31, it has the authority to adopt an annexation ordinance.

A report was prepared by the Planning Department in conjunction with other departments, concerning the subject annexation area. All City services can be provided to the property.

Mayor Ham opened the Public Hearing. No one spoke and the Public Hearing was closed.

It was recommended that Council adopt the following entitled Ordinance annexing Tax Parcels # 3610839018, 3610933731 & 3610828686 effective May 1, 2023.

Councilman Broadway made a motion to adopt the ordinance annexing properties. The motion was seconded by Councilman Gaylor and unanimously carried.

ORDINANCE NO. 2023-22 “AN ORDINANCE ANNEXING CERTAIN CONTIGUOUS REAL PROPERTY TO THE CITY OF GOLDSBORO, NORTH CAROLINA”

Z-5-23 Mallard Oil Company (Residential 16 to General Business) – East side of N William St. off of W Tommy’s Rd. Public Hearing Held and Approval Ordinance Adopted.

ADDRESS: N William St.

PARCEL #: 3600398704

PROPERTY OWNER: Elizabeth Kirby Bischoff

APPLICANT: Mallard Oil Company

The applicant is requesting a rezoning from the Residential 16 Zoning District (R-16) to the General Business (GB) Zoning District. The purpose of the General Business (GB) Zoning District is to accommodate the widest range of uses, providing general goods and services to the community. The district is intended to promote high quality, accessible developments serving the needs of the community and surrounding area.

Access: N William St. & W Tommy's Rd.

Area: 8.04 acres

SURROUNDING ZONING:

North: Residential 16

South: Residential 16

East: Highway Business (Conditional) & Residential 16

West: General Business & Residential 16

Existing Use: The property currently consists of woodland/agricultural land.

Land Use Plan: The City's Land Use Plan locates this parcel within three separate land use designations. The majority of the property is within the Mixed-Use II designation, with a small portion falling within the Mixed-Use I and Medium-Density Residential designations.

Mixed-Use II: This designation desires a mixture of uses that serves an area that extends beyond the immediate vicinity of the mixed-use. Vertical mixed-use is preferred and higher traffic volume generation is expected.

The General Business (GB) Zoning District is not identified as a corresponding district for the Mixed-Use II land use designation, however the types of uses permitted within this district would not be out of character with some of the expected land uses to occur within this designation.

This is a rezoning proposal for an 8.04-acre parcel to be rezoned from the Residential 16 (R-16) Zoning District to the General Business (GB) Zoning District. The subject property is situated adjacent to the US 70 Bypass. The adjacent uses are a Circle K gas station located west across N William St., with the remaining adjacent properties being undeveloped. This property is located withing the ETJ and would need to be annexed into the City in order to receive municipal services. The rezoning of this property would allow for commercial uses to establish themselves to serve the adjacent properties as they develop.

Staff has distributed this proposed rezoning to several different departments as well as Seymour Johnson Air Force Base and NCDOT. There were no comments or recommendations due to this being a straight rezoning request.

Staff is recommending approval of the rezoning request based on the fact that this parcel is adjacent to multiple General Business Zoning Districts located in the general vicinity on N. William St. The rezoning of this parcel would provide an opportunity for commercial types of development to occur that could serve the adjacent properties as they develop. The development of this parcel in the manner that the General Business district allows for, should create a situation for mixed-use types of development to occur on adjacent properties. The rezoning of this property to a General Business district would allow for an expanded list of uses that could serve the surrounding community as well.

The City of Goldsboro Planning Commission met on April 24, 2023, to review and make a recommendation regarding the rezoning request. The Planning Commission voted to adopt the consistency statement and recommend approval to City Council for the proposed rezoning. The vote was 6-0.

Mayor Ham opened the Public Hearing. The following person spoke:

1. Trey Taylor, attorney with Warren, Kerr, Walston, Taylor and Smith, spoke in favor of the proposed rezoning.

No one else spoke and the Public Hearing was closed.

Mayor Pro Tem Polack made a motion to adopt the Approval Ordinance with the inclusion of the consistency statement. The motion was seconded by Councilman Batts and unanimously carried.

ORDINANCE NO. 2023-23 "AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GOLDSBORO, NORTH CAROLINA"

FY2023-2024 Annual Action Plan Review/Public Hearing. *Public Hearing Held.* The U.S. Department of Housing and Urban Development (HUD) has allocated \$361,561 in CDBG and \$293,636 in HOME funds to the City of Goldsboro for fiscal year (FY) 2023-2024 to develop viable urban communities by providing decent housing, suitable living environment, and expanding economic opportunities for persons of low-to-moderate income. In addition, there are prior year funds allocated to the City that remain available to support previously programmed and ongoing community development activities.

Due to the restrictive use of funds placed on the HOME program to focus on projects and/or activities designed exclusively to create affordable housing for low-income households, the City has historically each year carried over a substantial

amount of prior years’ HOME funds when it has not undertaken large development projects. Staff have developed plans to responsibly spend these funds in the upcoming fiscal year.

A draft copy of the 2023-2024 Annual Action Plan (AAP) was made available to the public on April 14, 2023 for a thirty (30) day public comment period that runs through May 13, 2023. A public meeting was held on April 11, 2023, during the regular meeting of the Commission on Community Relations and Development, to discuss priorities and eligible activities. During this evening’s regular meeting of the City Council, staff will provide the Council with a presentation highlighting proposed activities of the FY23-24 Annual Action Plan and open a public hearing to gather public input on the use of these federal funds. All public meetings and hearings, as well as the availability of the draft plan for public review and comment, were duly advertised in the Goldsboro News-Argus, as well as on the City’s website and other local and media outlets.

The 2023-2024 Annual Action Plan is the fourth year of implementing the 2020-2024 Five-Year Consolidated Plan.

Mayor Ham opened the Public Hearing. The following people spoke:

- 1. Phyllis Merritt-James shared concerns regarding the amount of HOME funds still currently available.
- 2. Terrie Bradley shared information regarding the Annual Action Plan and discussed homelessness.
- 3. Washea Lancaster, Co-Chair for the Commission on Community Relations and Development shared the commission had its first roundtable and funds are available for down-payment assistance.

No one else spoke and the Public Hearing was closed.

It was recommended that Council consider the AAP public comments, direct any appropriate changes to the plan, and approve the plan at the May 15, 2023, Council meeting.

Public Comment Period. Mayor Ham opened the public comment period.

- 1. Christopher Ward shared comments regarding community, downtown parking and police.
- 2. Yvonnia Moore shared comments regarding downtown parking concerns and privilege.

No one else spoke and the public comment period was closed.

Consent Agenda. – Approved as Recommended. City Manager Salmon presented the Consent Agenda. All items were considered to be routine and could be enacted simultaneously with one motion and a roll call vote. If a Councilmember so requested, any item(s) could be removed from the Consent Agenda and discussed and considered separately. In that event, the remaining item(s) on the Consent Agenda would be acted on with one motion and roll call vote. Councilman Gaylor moved the items on the Consent Agenda, Items G - K be approved as recommended by the City Manager and staff. The motion was seconded by Councilman Batts and a roll call vote resulted in all members voting in favor of the motion.

The items on the Consent Agenda were as follows:

Amending a Special Revenue Fund Ordinance – Fire Other Restricted Revenue Funds (F3110). Ordinance Adopted. At the September 6, 2022 Council meeting, Council authorized the establishment of a grant project ordinance for the Fire Other Restricted Revenue Fund (F3110) in order to create more transparency in the collection and disbursement of funds received from various donations, local grants, fundraisers and other restricted revenue sources for the Fire department.

The Fire department has received donations earmarked for summer camps to be taught by the Fire department in the amount of \$1,600, and it is necessary to appropriate the expenditures in order for the department to begin fulfilling the terms of the donation. The expenditures will be funded with an appropriation of donation revenue.

It was recommended that the following entitled Special Revenue Fund Ordinance for the Fire Other Restricted Revenue funds (F3110) be adopted. Consent Agenda Approval. Gaylor/Batts (7 Ayes)

ORDINANCE NO. 2023-24 “AN ORDINANCE AMENDING THE SPECIAL REVENUE FUND FOR THE FIRE OTHER RESTRICTED REVENUE FUND (F3110)”

Accept or Reject Initial Bid and Authorize Finance to Advertise for Upset Bids for 808 and 800 W. Grantham Street from Two Farms, Inc. (a Maryland Corporation). Resolution Adopted. Staff has received an offer to purchase city owned property. Council must either accept or reject the offer, and if accepted authorize advertisement for upset bids (G.S. 160A-266 and 160A-269).

The following offer has been received:

- Offeror: Two Farms, Inc.
- Offer: \$675,000.00
- Bid Deposit: \$33,750.00

Parcels included in Offer:

- 1. 808 W. Grantham Street (4.41 acres)
Parcel #: 58793
Pin #: 2690603842

Tax Value: \$681,000.00
Zoning: HB-Highway Business

2. 800 W. Grantham Street (0.11 acres)
Parcel #: 48596
Pin #: 2690613087
Tax Value: \$2,500.00
Zoning: HB-Highway Business

The offer is at least 50% of the tax value of the property. The bid deposit of 5% has been received in the form of a cashier's check drawn on an out of state bank. The offeror has additional terms and conditions that entity wishes to negotiate if it is the winning high bidder for the property. The resolution has been drafted to allow for City staff to negotiate the final agreement, and for the Mayor to execute the final contract and/or deed for closing if the original offeror is the winning high bidder.

Offeror is a duly organized company registered with the Maryland Secretary of State. It is also registered as a foreign corporation with the State of North Carolina.

Please note, there are CDBG funds that were expended to demolish and clean up the olds Gold's Inn Hotel in 2014 in the amount of \$250,971.00. These funds would be reimbursed to the CDBG fund and utilized for allowable type expenditures related to that special revenue fund. Any remaining proceeds at closing would be credited to the General Fund.

It was recommended that Council accept or reject the offer on 808 and 800 W. Grantham Street parcel 2690603842 and 2690613087 and adopt the following entitled resolution authorizing Finance to advertise for upset bids.

Councilman Broadaway made a motion to accept the initial bid and authorize Finance to advertise for upset bids. The motion was seconded by Mayor Pro Tem Polack and unanimously carried. Council accepted the bid. Consent Agenda Approval. Gaylor/Batts (7 Ayes)

RESOLUTION NO. 2023-34 "RESOLUTION AUTHORIZING UPSET BID PROCESS"

Utilizing the NCGS 143-64.32 exception to NCGS 143-64.31 Procurement of Architectural, Engineering and Surveying Services for professional design drawings related to specific projects in the Public Utilities Department. *Resolution Adopted.* Richard Hamilton, Public Utilities Department shared the following: The Public Utilities Department has two projects to advertise for bid. The Compost Facility Bay 8 Enclosure to protect stored equipment and the WTP installation of a 16-inch and 20-inch Flow Mag Meter to achieve a more accurate reading of discharge flow from the WTP.

Professional design drawings of the Bay 8 enclosure project and the WTP installation of the flow meters project are necessary for the bid process and to have the awarded contractor a set of drawings to follow. The estimated fees of each design drawings project are less than ten thousand (\$10,000) dollars.

It was recommended that Council adopt the following entitled Resolution authorizing the use of the NCGS 143-64.32 exception to the procurement requirements of NCGS 143-64.31 Architectural, Engineering and Surveying Services. Consent Agenda Approval. Gaylor/Batts (7 Ayes)

RESOLUTION NO. 2023-35 "RESOLUTION OF INTENT TO PURCHASE USING PROCUREMENT EXCEPTION"

Annexation Ordinance Revision - Election District Decision– Magnolia Grove Subdivision Located on the east and west side of Eleventh St. between Norwood Ave. and Englewood Dr. *Ordinance Adopted.* The City Council, at their meeting on November 7, 2022, held a public hearing to discuss the potential annexation of Magnolia Grove into the municipal limits of Goldsboro.

City Council determined that the subject annexation area met all the requirements of G.S. 160A-31 regarding contiguous annexations and adopted the attached Ordinance annexing Magnolia Grove subdivision effective December 30, 2022.

At the time of the annexation, staff determined that the newly annexed area shall be added to and become a part of Electoral District 3 or 5 or shall become a combination of the two districts.

Planning staff consulted with the City's redistricting consultants, Poyner-Spruill LLP, on April 20, 2023. During these conversations, population counts in District 3 & 5 were observed as well as recent development & annexation trends in the City of Goldsboro. In the coming years, the areas adjacent to District 5 are expected to develop and annex into the City. Due to District 5 containing the highest population and based off development trends in the areas directly adjacent to District 5, staff is recommending that Magnolia Grove subdivision be added to Electoral District 3. Also, City Council desires for neighborhoods not to be split by electoral district boundaries.

It was recommended that Council adopt the following entitled revised annexation ordinance assigning the annexed area to Electoral District 3 effective May 1, 2023. Consent Agenda Approval. Gaylor/Batts (7 Ayes)

ORDINANCE NO. 2023-25 "A REVISION ORDINANCE ANNEXING CERTAIN CONTIGUOUS REAL PROPERTY TO THE CITY OF GOLDSBORO, NORTH CAROLINA"

Revising the Policy Regarding the Use of City-Owned Property for Special Events. *Resolution Adopted.* The Policy Regarding the use of City-Owned Property for Special Events was discussed with Council at the November 20, 2017 meeting but was not adopted by resolution.

The Special Events/Parade/Street Closing Permit Application will also be updated to reflect the revisions in the Policy Regarding the use of City-Owned Property for Special Events.

Updates to the policy are needed regarding the HUB, increasing the application fees, and insurance for carnivals.

If the HUB is requested for the venue, applicants should review and complete the "The HUB Rental Request" form located online.

It is also important to clarify the process for waiving application fees.

Carnival applicants must provide proof of liability insurance coverage of at least 5 million dollars, and the City must be listed as an additional insured.

It was recommended that Council adopt the following entitled resolution approving the changes to the Policy Regarding the Use of City-Owned Property for Special Events. Consent Agenda Approval. Gaylor/Batts (7 Ayes)

RESOLUTION NO. 2023-36 "RESOLUTION REVISING THE POLICY REGARDING THE USE OF CITY-OWNED PROPERTY FOR SPECIAL EVENTS"

City Manager's Report.

City Manager Salmon thanked Parks and Recreation employees as well as the Evergreen Garden Club and Nahunta Friends Church for working on Center Street and John Street beautification efforts. He stated he appreciates the volunteers. This weekend is our Spring Litter Cleanup and we have 54 volunteers so far, they're going to participate at six locations. We can always use more volunteers. Also, the Kiwanis Train Station Grand Opening will be May 6th from 11:00 a.m. to 12:30 p.m.

Ceremonial Documents.

Military Appreciation Month Proclamation

Read by Mayor Ham: Goldsboro City Council proclaimed May 2023 as Military Appreciation Month and officially recognized the many sacrifices made by our veterans, service members, wounded warriors, their families, and their survivors, as well as the vast network of organizations that serve these heroes across the state.

Municipal Clerks Week Proclamation

Read by Mayor Pro Tem Polack: Goldsboro City Council recognized the week of April 30 - May 6, 2023, as MUNICIPAL CLERKS WEEK and further extend appreciation to our City Clerk Laura Getz, our Deputy City Clerk Holly Jones, and all Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

National Day of Prayer Proclamation

Read by Councilwoman Jones: Goldsboro City Council proclaimed Thursday, May 4, 2023 as A NATIONAL DAY OF PRAYER in observance of the National Day of Prayer in the City of Goldsboro, North Carolina, and commended this observance to our citizens.

Mayor and Councilmembers' Comments.

Councilman Batts shared the following comments: Last Thursday I had the opportunity to go to GWTA's Employee Appreciation and had a chance to meet with the employees and had a good dinner. I met two young ladies who used to take my brother to dialysis, and the kind words they said about my mom, made me feel real good. You've got drivers who have been driving 15-20 years and still remember your family, so I appreciated that. I want to thank all the city employees, starting with the manager, to all the department heads, thanks for what you do and a special thanks to Laura.

Councilman Gaylor shared the following comments: There are a number of folks in the room that I know will be competing for positions on committees and all elected boards in the future and I think that tonight was a good visual that at the end of the day a decision has to be made on things that can be tough because in these roles you have to hear everyone. You have to hear as many folks as possible and I mean that. You have to hear as many folks as possible but at the end you're going to have some people that want cup A and some people that want cup B and when we treat each other with respect, as I think we certainly tried to do, through this, you try and get the elements of cup A and the elements of cup B so the ultimate final decision is palatable and accomplishes what the majority of folks need and what the city needs. Those decisions you know can be very tough and in pockets they can they can cause some significant tensions and I'm really grateful for this body taking the time to say alright we need to make sure that we have ADA accessibility covered, we need to make sure that we come up with something to be able to look after these merchants and service providers that have things that require longer than two hours. Also, it didn't get emphasized, but ensuring that this is something that Code Enforcement is able to

take care of so that we're not pulling our law enforcement out of our communities where they're so desperately needed right now. So, that's all I'll say about that. At the end of the day you're in the position where you have to choose cup A or cup B or mold them together in some weird way, but I would just encourage those that are currently on it and those that plan to be on it in the future or via the separate committee, Planning Commission, or whatever it is, those that you have to vote against their preferences, make sure that you still reach out to them, make sure you still have that respect. Last two points: the Mayors Disability Walk on Wednesday 10:00 o'clock that's always a fantastic event and on Friday something that this body put a lot of work into supporting, Herman Park and the train. That new train is going to be unveiled with its new depot and there's been just some major work going into that, so this Saturday hope to see everyone and Wednesday morning hope to see everyone as well.

Councilwoman Matthews shared the following comments: I want to send a special, early, happy Teacher Appreciation Week to all of us educators, that is May 8th through the 12th. I also would like to ask the board if we could, whoever 's here, recognize that next year during the Ceremonial Documents. I also want to say a special Happy Graduation to all our seniors, and kindergarteners that's transitioning in District 4, in the city and in the county, happy Graduation season to you and be safe.

Mayor Pro Tem Polack shared the following comments: I just want to encourage everyone to pray continuously, not only for the balance issues that have been seen in our city but also mental health issues that came about tonight through the proclamation that plaque so many of our citizens that either cause them to make bad decisions or cause life changing events. Because I want to say that the school year, as Councilwoman Matthews said, is drawing near, I solicit the prayers of our city for the well-being of our youth moving into the summer. I just encourage the unity and the individualism also of each member on this board as we make difficult decisions moving forward. That's what makes us unique as a board but I have seen us as a more cohesive unit in my term, in my administration on this board, and I look forward to continuing to serve with all of us moving forward.

Councilman Broadway had no comments.

Councilwoman Jones shared the following comments: I would like to give a shout out to all the teachers, you're very important. You had a very difficult three years working with your students and going through COVID, so you've done an excellent job and thank you so much. I'd like to thank the secretaries, Laura and Holly, for all that they do. The last thing that I wanted to talk about is parking because that has been on my heart and I'm really looking forward. I do want to see that option inside the parking, I want to see those placard cards, I want the elderly to be able to enjoy their experience of getting their hair done without having to jump up and go and move their cars, so I'm looking forward to what comes out of this situation.

Mayor Ham shared the following comments: Let me just speak to the parking issue. As I said during the meeting, we've been discussing parking now since I came on the Council in 2016 and it's always been a very sensitive subject and as you see tonight it still is, but tonight we made a decision to try to put this issue to bed. There will be some that like what we did, and there will be some that did not like what we did, but this Council has spoken already, listened, gathered information and made a decision. I spoke to the downtown development director at the break and I said to her, go back, start tomorrow working on these issues that were brought up tonight and come back to us. Not at the next meeting necessarily but at the appropriate time, not to be two months or three months away, but sometime soon and give us your proposals as how you plan to integrate and bring these issues that was talked about tonight into the parking plan. So, this Council will hear from them again on these provisions or suggestions and we'll have an opportunity to speak to those issues. I commend the Council on taking this issue tonight and making the decision on it because it has been 7 1/2 years almost that I'm personally knowledgeable on the discussion of this matter. If it was an easy issue, we would have solved it back in 2016 but we acted tonight, and I commend the council on it. Thanks to Council and thank you all for coming.

There being no further business, Mayor Ham adjourned the meeting at 8:14 p.m.



David Ham
Mayor

Laura Getz
City Clerk